



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: June 2016

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process

311



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



SHERIFF'S SALE



COMPLIANCE



5. HEAR



LOT CLEARING



JUDGMENT



Action Items

Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none">▪ Work is ongoing▪ Department is developing process to ensure that contract title researchers are complying with terms of the proposal and meeting quality benchmarks
5/12/2016	S. Poche	Send letters to property owners in research queue	<ul style="list-style-type: none">▪ Based on early evidence, properties currently in the title research queue may sometimes be encouraged to comply after receiving a letter





INSPECT



Responsible Organization:
Code Enforcement

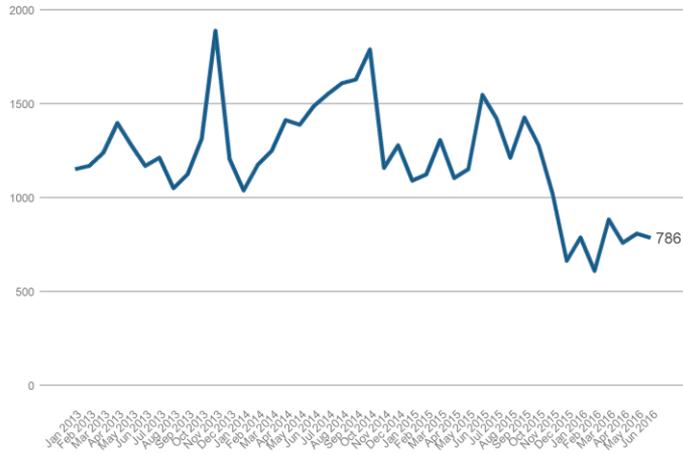
Data Source:
LAMA

Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

Total inspections have remained low, due to fewer complaints

Number of Inspections



Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

New Cases:

Any case that is opened after January 1st, 2013

New Initial Inspection:

An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Queue: The list of all new cases awaiting inspection

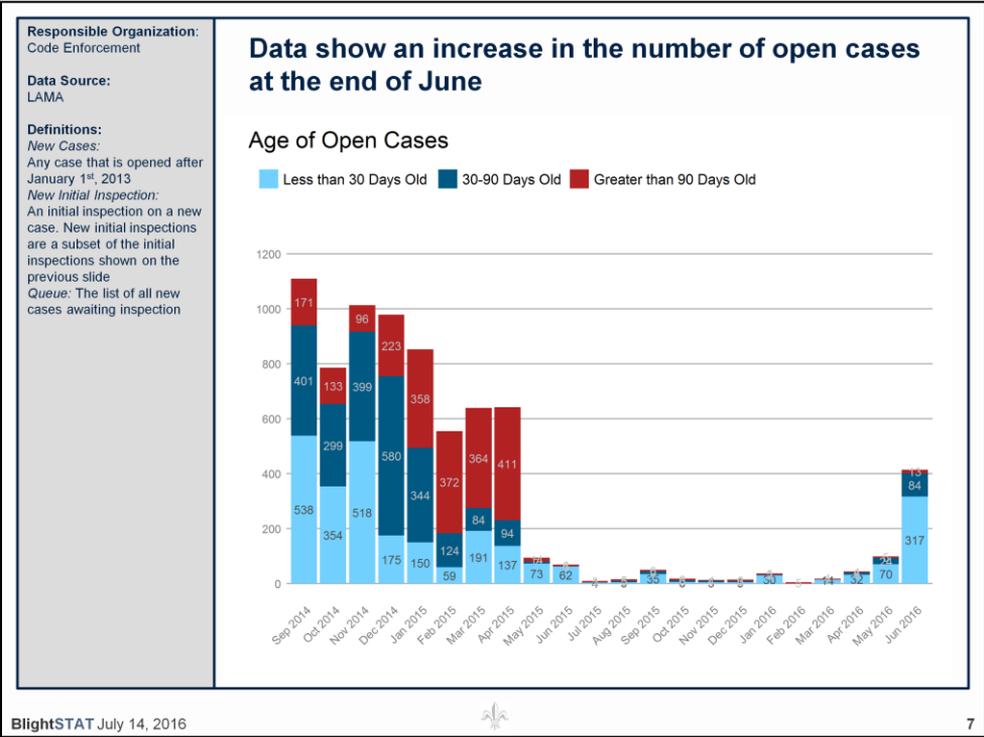
Note: A 25-day correction has been applied to account for the 25-day courtesy period following receipt of the initial letter from Code Enforcement. This period allows property owners to fix their property before the City expends resources to send an inspector into the field.

After correcting for the diversion letter compliance period, virtually all inspections are within target

Age of Completed New Inspections

Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old





Increase may be due in part to cases generated by corridor sweeps with other departments.



HEAR



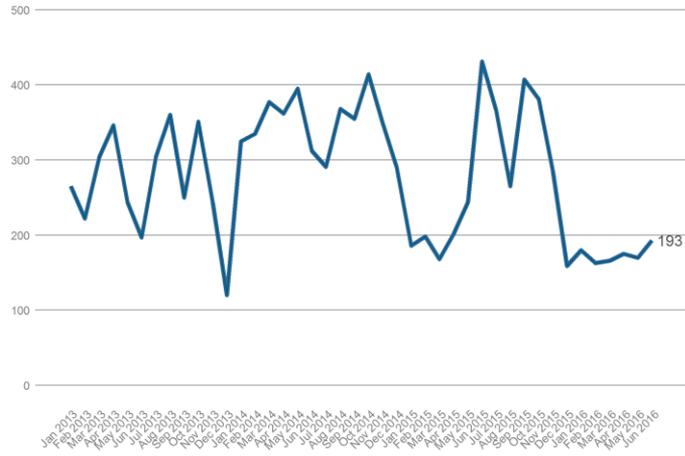
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Research output increased during June, even as staff have pursued more difficult cases

Number of Cases Researched



Responsible Organization:
Code Enforcement

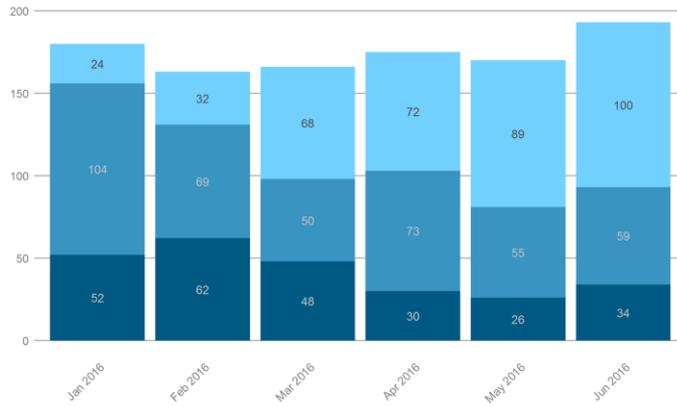
Data Source:
LAMA

Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Research output grew among all case cohorts

Filing Year of Cases Researched

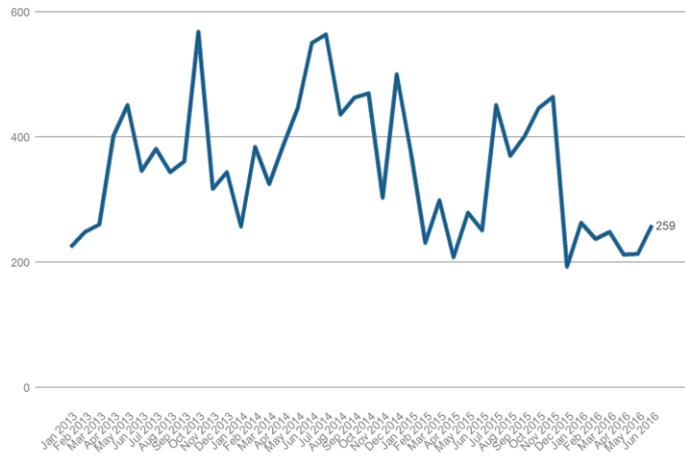
■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016



Responsible Organization:
Code Enforcement
Data Source:
data.nola.gov
Definitions:
Hearing: A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

Hearing output increased along with research production

Number of Hearings



Responsible Organization:
Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

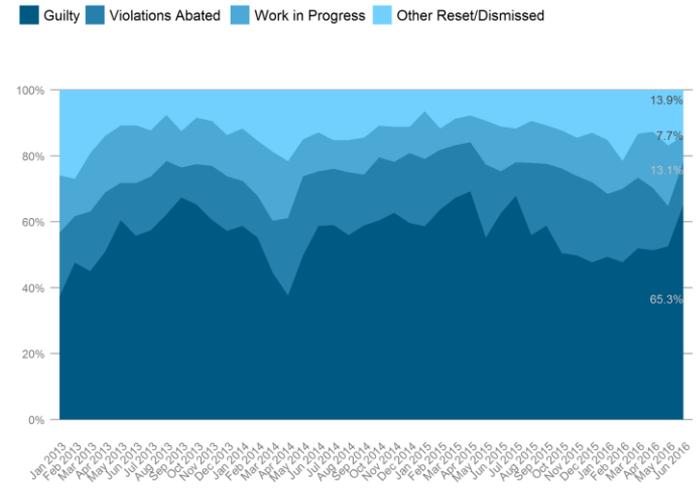
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Guilty judgments ticked up sharply as a portion of case outcomes in June as resets decreased

Hearing Results



Responsible Organization:
Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

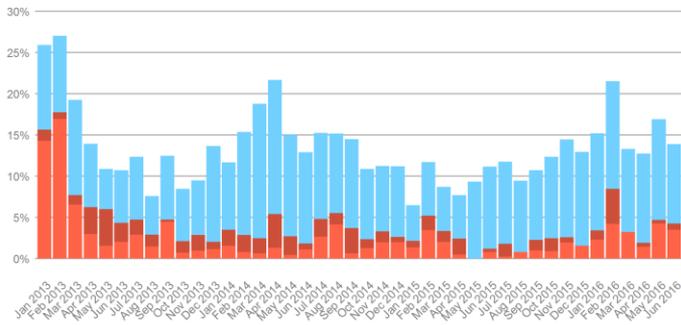
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Resets for failure to re-inspect appear to be trending back down after resolution of a scheduling issue

Percent of Cases Reset

■ No Reinspection
 ■ Insufficient Notice
 ■ Others (External Factors)



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	1,046	1,250	2,500
Percent of hearings reset due to failure to re-inspect the property	3.1	< 3	3
Percent of hearings reset due to failure to properly notify the owner	1.2	< 2	2





Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

Approved Lien Waivers:

When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

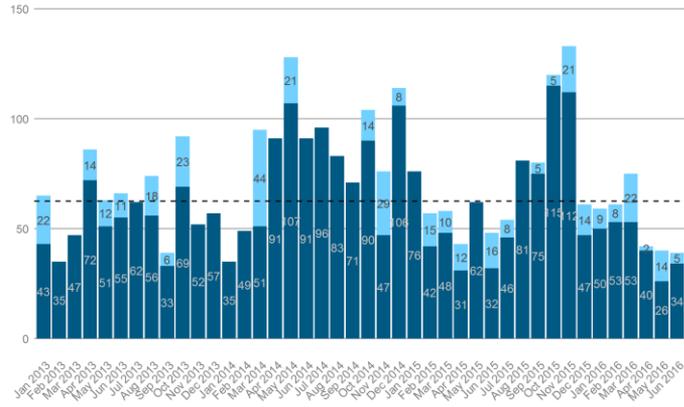
Note:

Properties with a Judgment of Dismissed Abated are not counted in this measure

Hearing compliance numbers jumped from May to June

Voluntary Abatement

■ Abated at Hearing ■ Approved Lien Waivers



Responsible Organization:
Code Enforcement

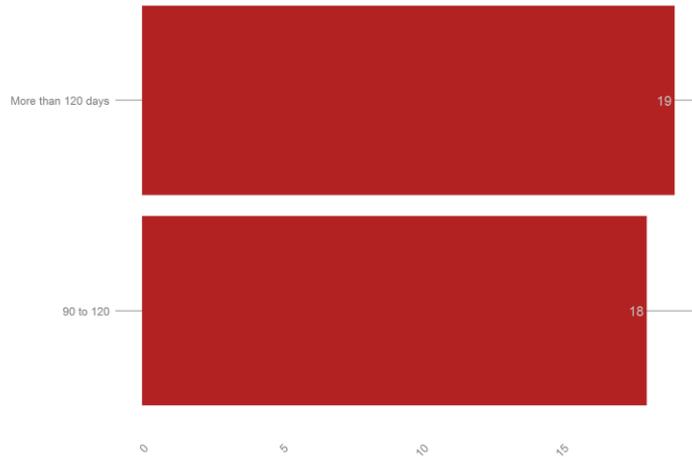
Data Source:
LAMA

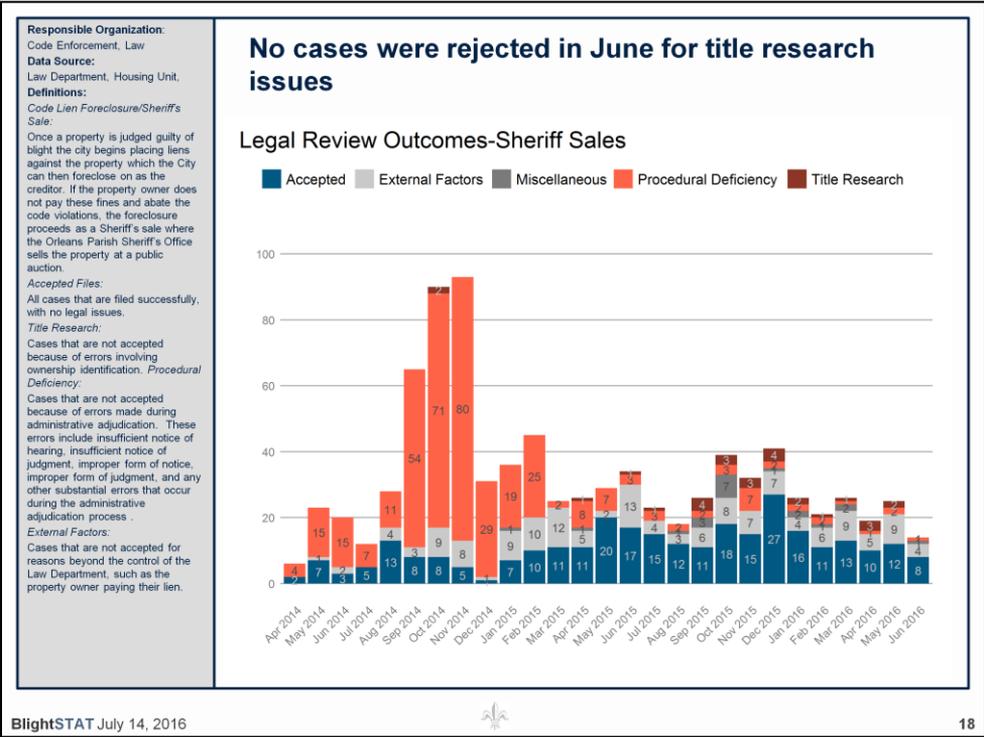
Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Includes judgment dates going back one year prior to end of reporting period. In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

Staff have pushed the backlog of abatement reviews down to fewer than 40 cases

Abatement reviews by time since judgment
(excluding judgments within 90 days of reporting cutoff)





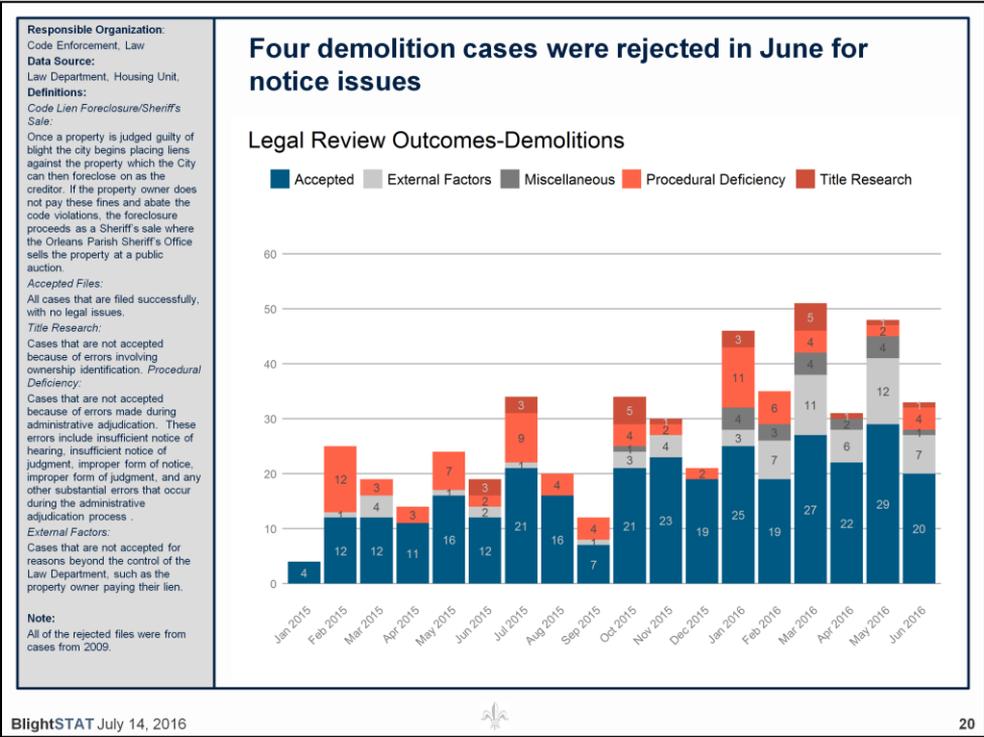
Spike in December may have resulted from influx of commercial title abstracts.

Responsible Organization:
Code Enforcement
Data Source:
Law Department, Housing Unit
Definitions:
Code Lien Foreclosure/Sheriff's Sale:
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Seven auctions were scheduled for June – with five sales and two properties not receiving bids

Address	Outcome	Date
2701 Lapeyrouse St.	Sold	6/30/2016
501 River Oaks Dr.	No bids	6/23/2016
1961 N Tonti St.	Sold	6/16/2016
4925 Montegut Dr.	Sold	6/16/2016
1914 Frenchmen St.	Sold	6/16/2016
1301 Milton St.	Sold	6/9/2016
3507 Boyd St.	No bids	6/2/2016

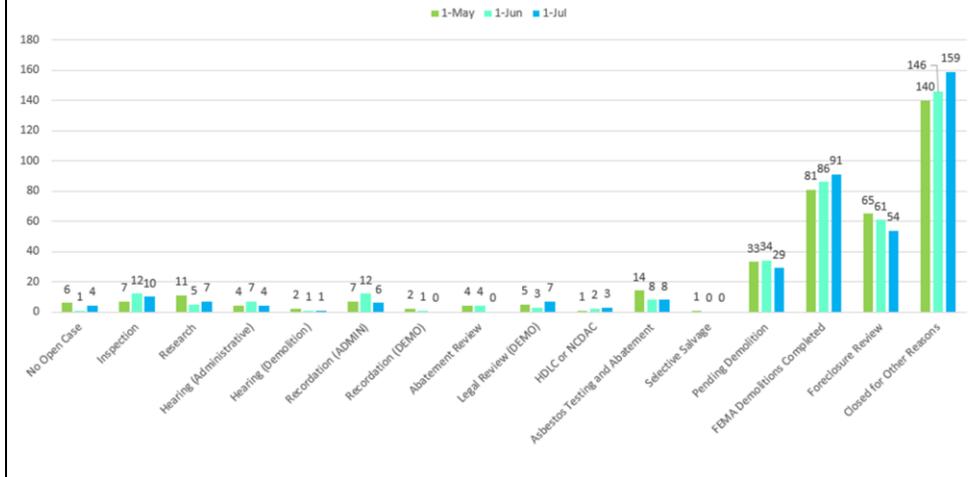




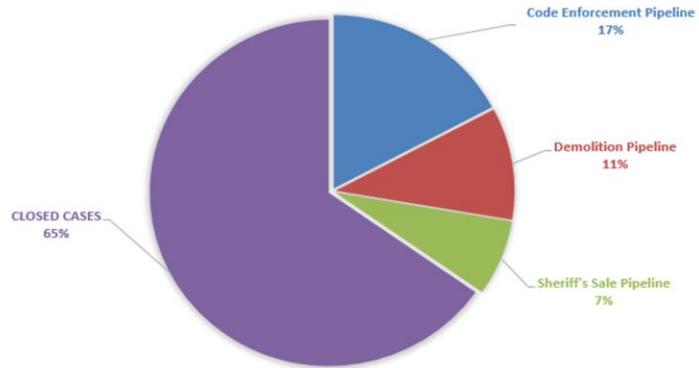
Certain cases were rejected in June due to private demolitions carried out by property owners.

FEMA Funded Demolitions Program

Status of the 383 Conditionally Approved Properties



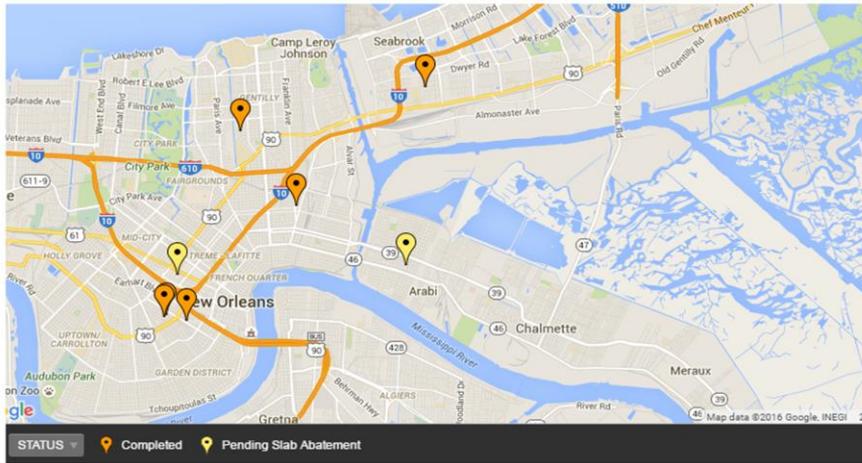
Program Overview



PIPELINES - by the numbers	1-Jun	1-Jul
Code Enforcement Pipeline	79	66
Demolition Pipeline	44	40
Sheriff's Sale Pipeline	28	27
CLOSED CASES	232	250
TOTAL	383	383

June 2016 FEMA Demolitions

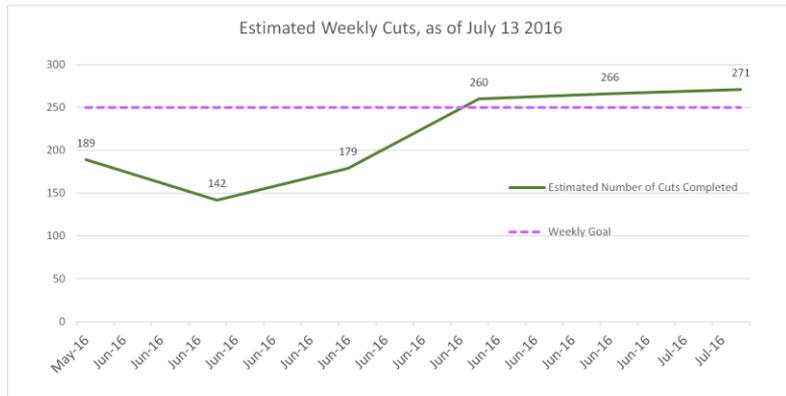
Demo Start	Demo End	DEMO TYPE	Property #	Street Name	LDEQ Clearance
2016/05/31	2016/05/31	C&D	7108-10	DREUX AVE	2016/06/01
2016/06/07	2016/06/08	SSD	2227-29	FRANKLIN AVE	2016/06/08
2016/02/17	2016/02/18	RACM	5210	1ST ST	2016/06/09
2016/05/23	2016/05/24	RACM	3318-20	SEMINOLE LN	2016/06/09
2016/06/22	2016/06/22	C&D	2613-15	MARTIN L KING BLVD	2016/06/22
2016/06/23	2016/06/24	RACM	4514	ALLEN ST	2016/06/24
2016/06/16	2016/06/16	C&D	1305	GORDON ST	pending slab abatement
2016/06/15	2016/06/22	C&D	2413	GRAVIER ST	pending slab abatement



As of June 24, 2016 a total of 16,701 cy of debris has been removed in Phase III of the Program.



The consolidated Lot Clearing Program has been working to maintain a pace of at least 250 cuts per week



Code Enforcement has reached an abatement strategy or is awaiting abatement on nine priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2616 S. Claiborne Ave	Cornerstone Homes	Hearing occurred on 7/7/2016. Judgment will be recorded if not paid on 8/7/2016.
	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.
	12001 I-10 Service Rd	La Quinta Inn	Reset for work in progress (2nd time). Hearing scheduled 7/11/2016. Property received guilty judgment on 7/11/2016. Judgment will be recorded around 8/11/2016 if not paid.



An additional 11 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	6601 Plaza	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.



Nine priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	609 Jackson Ave	Formerly a hospital	Reinspecting to check current status
	6800 Plaza	Medical Facility	Property secured---CEHB monitoring.
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Current plan is for this to become a shopping center.
	2500 Louisiana Ave	Medical Clinic	Property sold and owner settled liens with the City. Owner has applied for demolition of structures.
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Property sold and owner settled liens with the City. We will continue to monitor. Owner has applied for demolition of structures.
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.
	6001 Bullard Ave	Old Schwegmann's	Property is on the market with Corporate Realty.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Reed	Consent judgment signed---CEHB monitoring



REINVESTMENT



Residential Construction Lending Extended Update



Development Status

Units	As of (02/16/2016)	As of (03/31/2016)	As of (04/30/2016)	As of (05/30/2016)	As of (06/30/2016)
Sold	4	8	9	11	12
Construction Complete, Available for sale/rent	7	6	5	6	6
Under Construction	13	10	11	14	14
Predevelopment	37	33	32	27	26
Total Units	61	57	57	58	58



NORA Summer 2016 Property Auction June 13th and 14th

64 properties auctioned

63 received properties sold

\$1.7M (Average of \$27,000 per property)

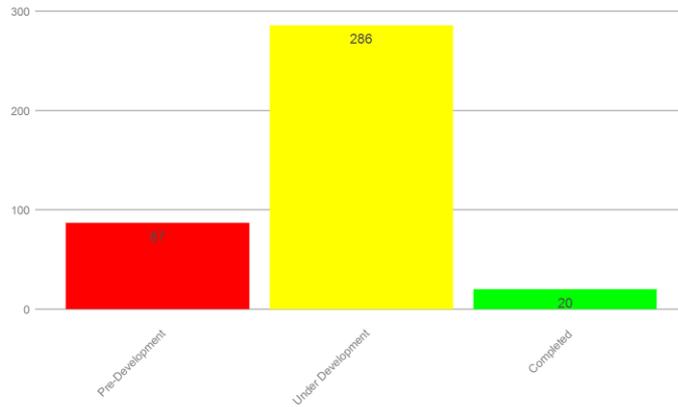


Responsible Organization:
Office of Community
Development (OCD)
Data Source:
OCD
Definitions:
Rental Housing Program:
This program provides quality,
affordable rental housing for
low-income families

Two single-family units were completed in June under the Rental Housing Program

Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community Development (OCD)

Data Source:

OCD

Definitions:

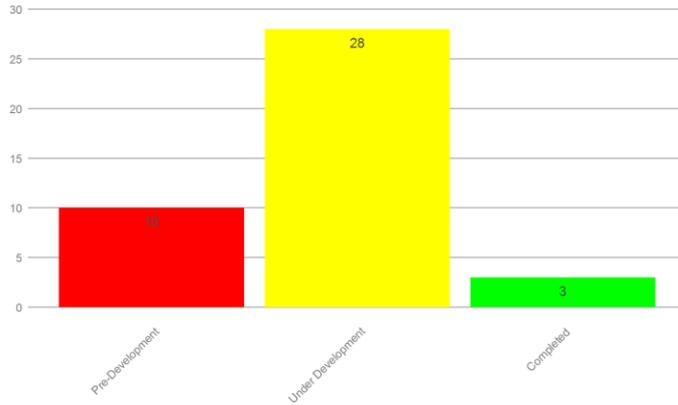
Homeownership Development Program:

This program allows development organizations to apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce an affordable home for a low-income family

No changes were reported for the Homeownership Development Program in June

Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed

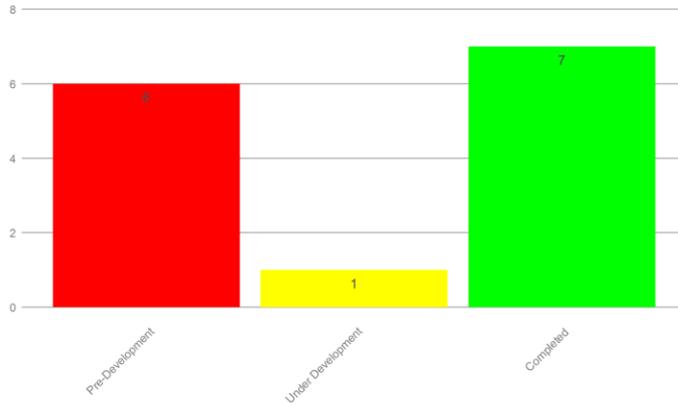


Responsible Organization:
Office of Community
Development (OCD)
Data Source:
OCD
Definitions:
*Owner-Occupied Rehabilitation
Program:* This program provides
financial assistance to low
income homeowners to repair
their residences, while bringing
them up to code and reducing
blight.

Six non-profit rehabilitation projects moved to the environmental/historical review stage during June

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	66	100	200
Rental Housing Program units completed	20	Management statistic	Management statistic
Homeownership Development Program units completed	3	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	23	Management statistic	Management statistic

